

PT OF NE1/4 OF SW1/4
IN OR 855/1984
1998 DW/MH HOME OF MERT

ANGELL HAROLD & VERONICA M
54407 CRAVEY ROAD
CALLAHAN, FL 32011

2024

03-1N-25-0000-0001-0110



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6																												
Exterior Wall	15	CONC BLOCK 70	0900	01	2,753	89.5968	112.00	308,336	1986	1991	0	0	0	16.00	84.00	VALUATION BY STANDARD																											
Exterior Wall	17	CB STUCCO 30	1 SNGL FAM - 100% - 1999													Heated Area: 2237																											
Roof Structure	03	GABLE/HIP 100														HX Base Yr 1999																											
Roof Cover	03	COMP SHNGL 100																																									
Interior Wall	05	DRYWALL 100																																									
Interior Floor	14	CARPET 70																																									
Interior Floor	08	SHT VINYL 30																																									
Air Condition	03	CENTRAL 100																																									
Heating Type	04	AIR DUCTED 100																																									
Bedrooms	5	100																																									
Bathrooms	3	100																																									
Frame	02	WOOD FRAME 100																																									
Stories	1.	1. 100																																									
Units	0	100																																									
BUD8 Adjustme	06	DIST 1D 100																																									
Occupancy	00	NONE 100																																									
Quality	01	Quality Level 01																																									
DOR CODE	0100	SINGLE FAMILY																																									
MAP NUM		MKT AREA														08																											
NEIGHBORHOOD/LOC	8024.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
APT	651	100	651	61,246																																							
BAS	1,586	100	1,586	149,211																																							
FEP	252	80	202	19,004																																							
FGR	550	55	302	28,412																																							
FOP	40	30	12	1,129																																							
TOTALS																		3,079	2,753	259,002																							
EXTRA FEATURES																		54407 CRAVEY RD, CALLAHAN																									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																										
1	0681	POLE SHED	0	100	36	20	720.00	SF	15.00	15.00	100	1988	1988	3	20	2,160																											
2	0810	CONCRETE A	0	100	12	12	144.00	SF	6.50	6.50	100	1988	1988	3	54.5	510																											
3	0810	CONCRETE A	0	100	6	21	126.00	SF	6.50	6.50	100	1988	1988	3	54.5	446																											
4	0810	CONCRETE A	0	100	0	0	888.00	SF	6.50	6.50	100	1994	1994	3	68	3,925																											
5	1242	WD DECK A	0	100	0	0	516.00	SF	9.00	9.00	100	1994	1994	3	20	929																											
6	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	100	1999	1999	3	20	780																											
7	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835																											
TOTAL OB/XF																		11,585																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000																										
REVIEW DATE 06/17/2021 BY KBA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS																																											

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